

which 4 acres are within the Lal dora area and 3 acres are in agriculture land of village Kapashera. In so far as the construction in the portion of agriculture land is concerned. MCD has already issued a show cause notice under the provisions of the DMC Act.

It has also been reported by MCD that the Fun & Food village was sealed as per the directions of the Hon'ble Supreme Court on 7.4.06 as it is located on an 80 ft. wide road. The property was later de-sealed after an affidavit was furnished by the owners as per the directions of the Monitoring Committee, appointed by the Supreme Court.

#### **Amendments in development control norms**

**236. SHRI DHARAM PAL SABHARWAL:** Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) the details of revised development control norms for residential plotted housing issued on 22nd September, 2006 amending the Master Plan 2001;
- (b) how these revised norms project the existing constructions especially the third floor properties (Ground+first, second and third) in plot sizes from 50 to 250 Sqm;
- (c) whether Government propose to further liberalise the building norms in Master Plan 2021; if so, proposals being considered; and
- (d) the proposals being considered for giving additional FAR and height benefits to plots in the "Influence Zone" around metro corridors in the Master Plan, 2021?

**THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN):** (a) The details of the revised development control norms for residential plotted housing, as notified on 22.9.06 are given in the enclosed Statement (See below).

- (b) The notification dated 22.9.06, provides for regularisation of existing constructions on the date of this notification in plot size upto 175 sqm., to the extent of 100% ground coverage and 350 FAR.
- (c) There is no such proposal in Draft Master Plan for Delhi, 2021, as regards residential plotted housing.

(d) The draft Master Plan for Delhi (MPD)-2021, envisages influence zones extending upto 500 m. along both sides of Mass Rapid Transport System (MRTS) corridors with provision for maximum Floor Area Ratio and height upto 1.5 times of the permissible FAR of the respective use premises subject to preparation and approval of comprehensive integrated schemes.

**Statement**

*Residential Plotted Development (001)*

Sl. No.	Area of the plot (sqm.) (1)	Maximum ground coverage %	Maximum FAR	Maximum height in metres
1.	Below 32	90(2)	350	15
2.	Above 32 to 50	90 (2)	350	15
3.	Above 50 to 100	90 (2)	350	15
4.	Above 100 to 250	75 (3)	300 (3)	15
5.	Above 250 to 500	75	225	15
6.	Above 500 to 1000	50	150	15
7.	Above 1000 to 1500	40	120	15
8.	Above 1500 to 2250	40	120	15
9.	Above 2250 to 3000	40	120	15
10.	Above 3000 to 3750	40	120	15
11.	Above 3750	40	120	15

**Note:**

1. The local body concerned shall be competent to disregard variation of upto 2% in plot size, arising from conversion of area from sq.yd to sqm. and to grant the norms applicable to the lower category of plot size in accordance to para 2 below.
2. 100% ground coverage may be eligible for regularization of construction already existing as on the date of this notification on payment of charges as given in this notification.
3. 100% ground coverage and 350 FAR shall be eligible for regularization of construction already existing as on the date of this notification on payment of charges as given in this notification, in respect of plot size between 100 to 175 sqm.